

PLANNING AND DESIGN CRITERIA

The competition specifically asks teams to identify and develop innovative ideas and solutions for affordable family housing. Innovation should be highlighted in all aspects outlined below, while balancing affordability with resource efficiency, durability, and resiliency. The dwellings should be designed for accessibility and healthy living with natural daylight and indoor environmental quality, as well as defined outdoor community and family recreational spaces. The integration of advanced technologies is encouraged along with renewable and renewable-ready design.



ENVIRONMENTAL

Durable: Long lasting/low maintenance requirements.

Healthy: Design for occupant health, safety, and psychological well-being.

Energy and Water Efficient: Design for low-energy and low-water use requirements.

Resource Efficient: Efficient use of materials; rapidly renewable materials; recycled content/recyclable.

Low-impact: Design that either enhances or does not significantly diminish environmental quality.

Resilient: Design and construction of buildings that resist natural and man-made hazards and provide for the protection of life, safety, and security of all residents.

Life Cycle Assessment: Technique to assess environmental impacts of a product over all stages of its life.

FINANCIAL

Funding: Primary sources contributing to financial pro forma; understanding rules, regulations, and guidelines.

Leveraging: Secondary sources making use of or combining various financial instruments, such as tax credits, to increase the potential return of an investment.

Cash Flow: Explore all potential funding sources and create alternative or innovative financing plans.

Affordable: Cost effective to construct and operate over the long term.

Initial Capital Cost: Fixed, one-time expenses associated with development.

Operations and Maintenance: Day-to-day activities required to ensure that the building, systems, and equipment perform as intended.

Design for Replacement: Ease of replacing systems, equipment, or building components as they wear or fail.

Infrastructure Longevity: Design to remain serviceable well beyond financing term.

SOCIAL

Neighborhood: Allowing for and encouraging social interaction among residents of a distinct community and within the wider surrounding community.

Access to Employment and Services: Provide or make use of existing transportation networks to link the site with commercial centers.

Accessible: Readily usable by individuals with varying degrees of physical ability.

Sense of Community: Emotional connections wherein residents care about the community, value their relationships to community and its members, and are invested in the future of the community.

Social Networking: The ability to connect with people and places, including access to amenities, health care, and supportive services, contributes to overall well-being, helps to lower the risk of isolation, and enhances independence.

Sense of Place: Creating an imageable perception of a unique or special place.

Sense of Control and Comfort: Engendering individual ownership of place to promote physical and emotional well-being.

Program:

[TBD]

Accessibility Regulations:

Federal:

Fair Housing Amendments Act (FHA)

- In newly constructed non elevator buildings containing at least 4 dwelling units, all ground floor units must comply with the FHA's seven design and construction requirements.
 - o Req 1: Accessible building entrance on an accessible route
 - o Req 2: Accessible public and common-use areas
 - o Req 3: Usable doors
 - o Req 4: Accessible route into and through the unit
 - o Req 5: Controls in accessible locations
 - o Req 6: Reinforced walls for the later installation of grab bars
 - o Req 7: Usable kitchens and bathrooms
- There are 10 HUD-approved 'safe harbors' for FHA compliance. They can be found here: <http://www.fairhousingfirst.org/faq/safeharbors.html>

Section 504 of the Rehab Act of 1973 (Section 504)

- Section 504 requires access to programs which receive HUD funding. When a newly constructed HUD-funded housing development contains at least 5 units, the 'the project' is subject to Section 504. Housing developed by a Housing Authority is subject to Section 504. Among other requirements of the Section 504 regulations; no less than 5% of the total number of dwelling units in 'the project' must comply with the accessible design and construction requirements of the Uniform Federal Accessibility Standards (UFAS); these must be disbursed throughout the site and among the various unit types available. An additional 2% of the total number of dwelling units in 'the project' must accommodate the needs of people with hearing and visual disabilities. The Section 504 regulations can be found here: http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/sect504faq; UFAS can be found here: <http://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-aba-standards/ufas>

Americans with Disabilities Act Title II (ADA)

- Title II of the ADA applies to activities of states and local governments. A housing authority is considered part of a local government. As a result, Title II applies to all housing developed by a housing authority. No less than 5% of the total number of dwelling units in 'the project' must comply with the accessible design and construction requirements of the 2010 ADA Standards for Accessible Design; these must be disbursed throughout the site and among the various unit types available. An additional 2% of the total number of dwelling units in 'the project' must accommodate the needs of people with hearing and visual disabilities. The 2010 ADA Standards can be found here: http://www.ada.gov/2010ADASTandards_index.htm

State:

[TBD]

Applicable HUD Programs:

The Rental Assistance Demonstration (RAD)

- The Housing Authority plans to use HUD's RAD program to help finance the rehabilitation or redevelopment of the property.
- RAD allows proven financing tools to be applied to at-risk public and assisted housing and has two components:
 - 1st Component - Allows Public Housing and Moderate Rehabilitation (Mod Rehab) properties to convert, under a competition limited to 60,000 units, to long-term Section 8 rental assistance contracts; and
 - 2nd Component - Allows Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Mod Rehab properties to convert tenant-based vouchers issued upon contract expiration or termination to project-based assistance.
- RAD is a central part of the Department's rental housing preservation strategy, which works to preserve the nation's stock of deeply affordable rental housing, promote efficiency within and among HUD programs, and build strong, stable communities.

Family Self-Sufficiency (FSS) Program

- FSS is a HUD program that enables families assisted through the Housing Choice Voucher (HCV) program and Public Housing (PH) residents...to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.
- Public Housing Agencies (PHAs) work in collaboration with a Program Coordinating Committee (PCC) to secure commitments of public and private resources for the operation of the FSS program, to develop the PHA's FSS Action Plan, and to implement the program.
- FSS was established in 1990 by section 554 of the National Affordable Housing Act, which amended Title I of the U.S. Housing Act of 1937 by adding Section 23 for the FSS program. It is a successor program to project self-sufficiency and operation bootstrap. It was modified by the Quality Housing and Work Responsibility Act (QHRWA) of 1998.
- FSS regulations are found at 24 CFR Part 984.

Housing Choice Voucher Program Section 8

- The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.
- The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.
- Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.
- A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.
- A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.

Other Applicable Federal Programs:

LIHTC

- The Low Income Housing Tax Credit (LIHTC) program uses tax policy to help develop affordable rental housing for low and very low-income families. Originally part of the Tax Reform Act of 1986, the LIHTC program leverages private capital and investor equity to support the development of new and rehabilitated affordable rental housing.
- In general, state governments can adapt the LIHTC program to meet their housing needs under broad federal guidelines.
- The private sector carries all development and marketing risk and enforces strong oversight and accountability. Investors only get to claim and keep the tax credits if their units are built, leased and maintained as affordable housing throughout a 15-year compliance period.
- Many states enforce a 15 year extended-use period to require that properties stay affordable beyond the first 15 years.
- States use a competitive process to award developers with credits.

Applicable State Programs:

[TBD]